

Av. 12/84

DEKALB COUNTY
BOARD OF COMMISSIONERS

ITEM NO. 2

ZONING AGENDA/MINUTES

.EL.	___
ACTION	___
PUB.HRG.	<u>X</u>

MEETING DATE July 23, 1985

RESOLUTION	___
ORDINANCE	<u>X</u>
PROCLAMATION	___

SUBJECT: Rezoning Application - Wood Properties, Inc.

DEPARTMENT: Planning

PUBLIC HEARING: X Yes ___ No

ATTACHMENT: X Yes ___ No 11 pp

INFORMATION CONTACT: Mac Baggett or Charles Coleman
PHONE NUMBER: 371-2155

PURPOSE: CZ-85101 - To consider the application of Wood Properties, Inc., to rezone property located on the northeast side of N. Druid Hills Road, approximately 300' southeast of High Haven Court, from R-100 to RM-100 (conditional) The request is based on a site plan and list of conditions.

DISTRICT: ___ 1. X 2. ___ 3. ___ 4. ___ 5. ___ N

SUBJECT PROPERTY: 18-151-1-4 (2694 N. Druid Hills Road). The property has frontage of 822' on N. Druid Hills Road and also frontage on High Haven Court Georgiana Drive, Jan Hill Lane and Fern Creek Lane and contains 51.2 acres.

RECOMMENDATION(s): PLANNING DEPARTMENT: Approval with conditions (revised 7/12/85). The application as amended has been reviewed by applicable department of the county. The questions of drainage and traffic have been answered by conditions of the applicant and review comments of the Public Works Director. Staff supports the rezoning subject to the following:

- Density is reduced to a maximum of 10 units per acre as recommended by the Comprehensive Plan.
- With exception of #4., conditions of the 6/28/85 amendment are incorporated. The conceptual plan is included.
- Matters concerning drainage and traffic which are referenced by the Public Works director in his memo of 7/10/85 are applied as conditions.
- Drainage and access to be approved by the Public Works Director.

- A) 5230
- B) Wood Prop., Inc.
- C) N. Druid Hills Rd., High Haven Court

FOR USE BY COMMISSION OFFICE/CLERK ONLY

ACTION: MOTION was made by Commissioner Schulman, seconded by Commissioner Williams, to approve the Planning Department recommendation with density not to exceed 8 units p acre, retention to be 120% in all areas except for High Haven area which should be 110%, and the conditions set forth by the Planning Commission, Numbers 2, 4, 5, and 6.

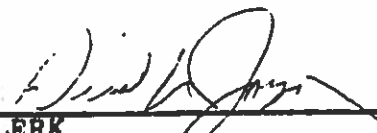
- 2. Architectural style and construction materials to be same as in Wood Hollo
- 4. Setbacks to be same as shown on site plan.
- 5. Acceptance of homeowners' agreement.
- 6. Retain existing trees in buffer.

SUBSTITUTE MOTION was made by Commissioner Manning, seconded by Commissioner Evans and passed 5-2, to approve the project in accordance with the staff recommendation, including retention to be 120% in all areas except for High Haven area which should

ADOPTED: JUL 23 '85
(DATE)

CERTIFIED: JUL 23 '85
(DATE)

PRESIDING OFFICER
DEKALB COUNTY BOARD OF COMMISSIONERS


CLERK,
DEKALB COUNTY BOARD OF COMMISSIONERS

MINUTES: 110%, the conditions set forth by the Planning Commission, numbers 2, 4, 5, and 6 (as listed above), and density to be at 10 units per acre. Opposed: Commissioners Williams and Schulman.

Mr. Doug Dillard, Dillard Greer Westmoreland & Wilson spoke for the application. Also for the application: Mr. Alvin Minsk, 1542 High Haven Court, Atlanta, Georgia

Opposition: Kathy Zickert, Suite 195, 400 Perimeter Center Terraces, Atlanta, Georgia. Reasons for opposition: Traffic increases, drainage problems, impact on future development in the area.

	FOR	AGAINST	ABSTENTION	AB:
DISTRICT 1 - Jean Williams	_____	_____ ✓	_____	_____
DISTRICT 2 - Sherry Schulman	_____	_____ ✓	_____	_____
DISTRICT 3 - John Evans	_____ ✓	_____	_____	_____
DISTRICT 4 - Robert J.(Bob) Morris	_____ ✓	_____	_____	_____
DISTRICT 5 - John S. Fletcher, Jr.	_____ ✓	_____	_____	_____
AT-LARGE - Brince H. Manning, III	_____ ✓	_____	_____	_____
AT-LARGE - Robert Lanier	_____ ✓	_____	_____	_____

REZONING DECISIONS
July 23, 1985

D.1. Portman-Barry Investments, Inc. (CZ-85027) - Approved per Planning Department recommendation below and with attached agreements:

1. The conceptual site plan is included as a condition to define setbacks and buffers.
2. The height of the proposed buildings is reduced to five stories on the north and eight stories on the east and south.
3. The maximum density not exceed 25,000 square feet per acre (average between Ackerman, Sea Pines, and Fulton County approvals).
4. Access for emergency vehicle access shall be provided from the south or east to the DeKalb portion of the property prior to issuance of building permits in DeKalb.

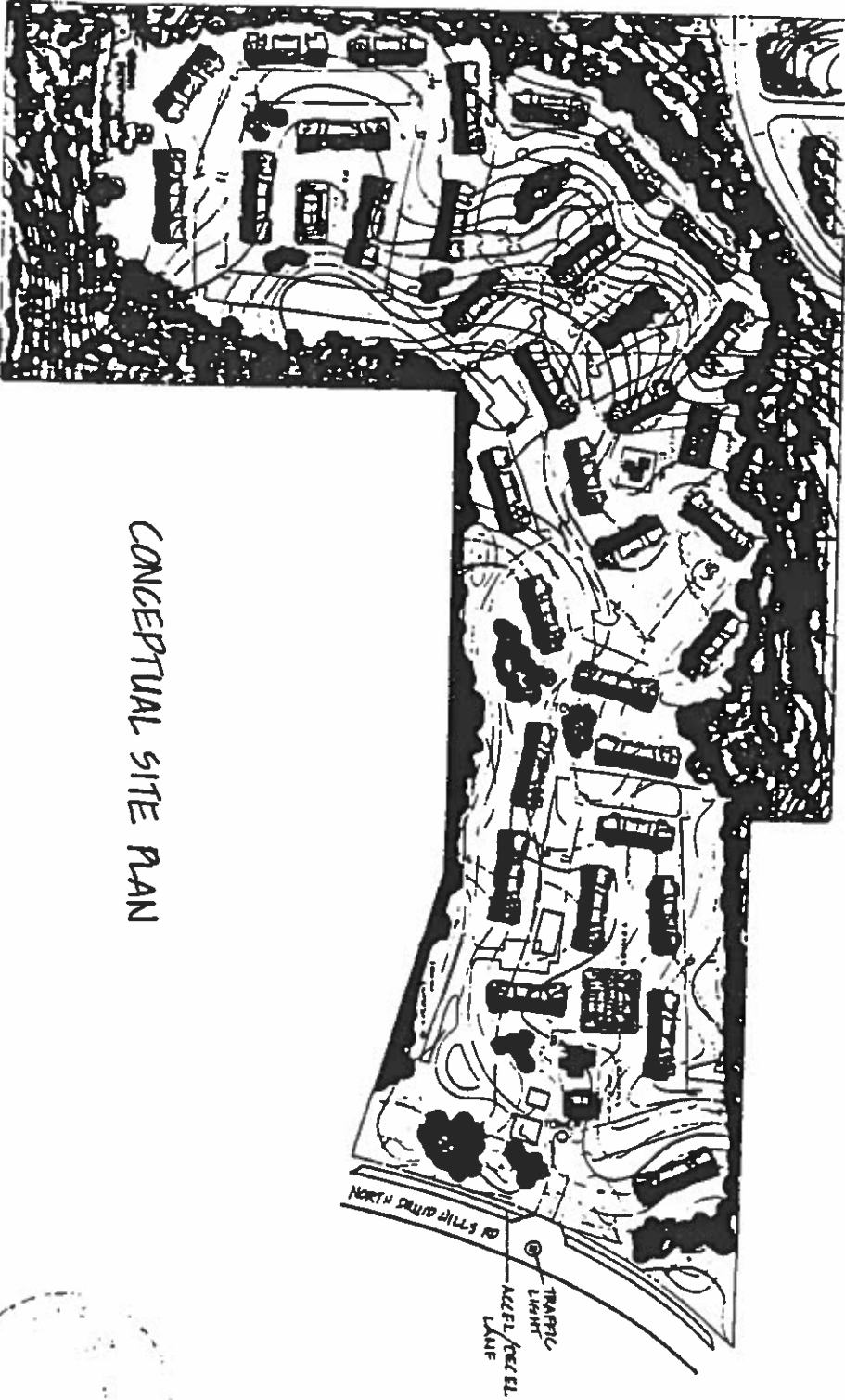
Where the above conditions are more restrictive than those of the agreement, the more restrictive conditions shall be applied.

D.2. Joel F. Harris (CZ-85039) - Deferred to August 27, 1985, (10:00 a.m.) at request of applicant and community representatives.

1. Jerry G. Sheppard (CZ-85095) - Deferred to August 27, 1985, (10:00 a.m.) to allow additional time for applicant to meet with community.

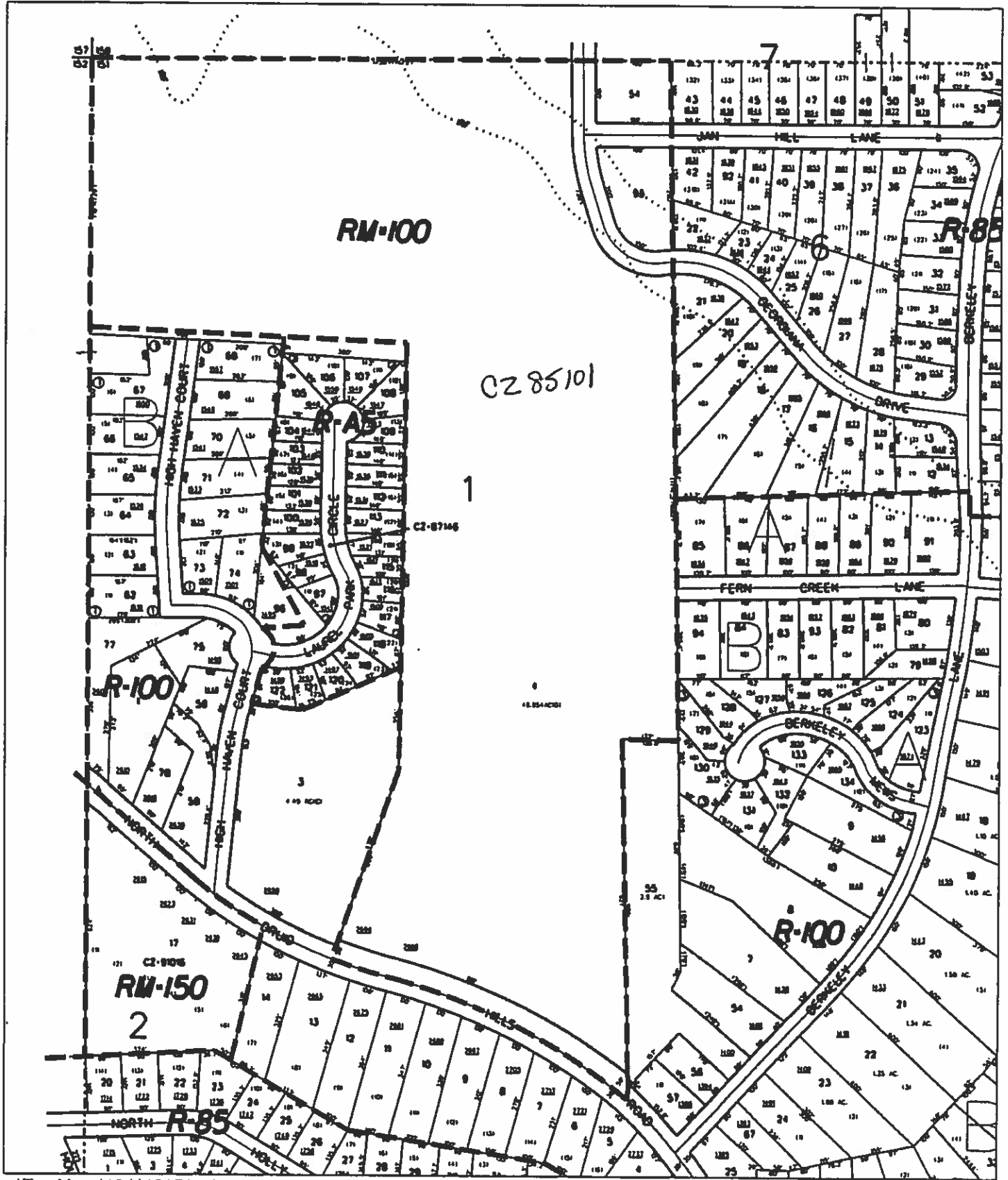
②. Wood Properties, Inc. (CZ-85101) - Approved per Planning Department recommendation below and with attached conditions:

1. Density is reduced to a maximum of 10 units per acre as recommended by the Comprehensive Plan.
2. With exception of #4., conditions of the June 28, 1985, amendment are incorporated.
3. The conceptual plan is included.
4. Matters concerning drainage and traffic which are referenced by the Public Works Director in his memo of July 10, 1985, are applied as conditions.
5. Drainage and access to be approved by the Public Works Director.



CONCEPTUAL SITE PLAN





Public Hearing: YES NO

Department: Planning and Sustainability

SUBJECT:

Commission District(s): 2 & 6

Initiate a Zoning Modification of CZ-85101, 2696 North Druid Hills Road, Arbor Hills Apartments

Information Contact: Marian Eisenberg

Phone Number: 404-371-4922

PURPOSE:

To initiate a modification of zoning conditions of petition CZ-85101 to increase the density from 10 units per acre to 10.23 units per acre, based on a new survey. The increase in density is caused by the removal of two undeveloped parcels located across Beacon Hill Blvd. and Georgiana Drive that were part of the original legal description.

NEED/IMPACT:

Modifying the density will correct a non-conforming situation on the property. No increase in the number of units is proposed.

FISCAL IMPACT:

No fiscal impact to the county.

RECOMMENDATION:

Staff recommends approval of the initiation and deferral of the zoning modification full cycle to be heard by the Board of Commissioners on the zoning agenda November 14, 2017.

